

15447/2024

15028/2024

पचास  
रुपय  
रु. 50

FIFTY  
RUPEES

Rs. 50

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/26/24 8 296/100  
2/10  
162/16

Additional Registrar of  
Assurances-IV, Kolkata



AK 895288

Verified that the Document is admissible of  
Registration. The Signature Sheet and the  
endorsement sheets attached to this document  
are the part of this Document.

Additional Registrar of  
Assurances-IV, Kolkata

- 7 OCT 2024

## GENERAL POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THIS PRESENTS, We KNOW ALL MEN BY THIS PRESENTS, We (1) **SMT. SUMITA BHATTACHARJEE** (PAN : CXTPB7284D & AADHAAR : 7758 1321 6606), wife of Late Sankar Bhattacharjee, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at 2/1, Umakanta Sen Lane, P.O. Ghughudanga, P.S. Chitpur, Kolkata - 700030, (2) **SRI ARITRA BHATTACHARJEE** (PAN : AUDPB3540R & AADHAAR : 9358 7001 3387), son of Late Sankar Bhattacharjee, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at 2/1, Umakanta Sen Lane, P.O. Ghughudanga, P.S. Chitpur, Kolkata - 700030, (3) **SMT. PRANATI BHATTACHARJEE** (PAN : AVRPB7951K & AADHAAR : 4051 8412 1666), wife of Late Mohan Lal Bhattacharjee, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at 2/1, Umakanta Sen Lane, P.O. Ghughudanga, P.S. Chitpur, Kolkata - 700030, (4) **SRI ARDHENDU BHATTACHARJEE** (PAN : ALEPB86820 & AADHAAR : 7520 8955 5243), son of Late Mohan Lal Bhattacharjee, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at 2/1, Umakanta Sen Lane, P.O. Ghughudanga, P.S. Chitpur, Kolkata - 700030 and (5) **SRI DEBASISH BISWAS** (PAN : BIZPB1033N & AADHAAR : 6097 3610 7053), son of Sri Chabi Biswas, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 2B, Khelat Babu Lane, P.O. Belgachia, P.S. Tala, Kolkata - 700037, do hereby appoint, nominate and constitute **SHIVAM CONSTRUCTION**, a proprietorship firm having its office at 2B, Khelat Babu Lane, P.O. Belgachia, P.S. Tala, Kolkata - 700037 being represented by its sole proprietor **SRI DEBASISH BISWAS** (PAN : BIZPB1033N & AADHAAR : 6097 3610 7053), son of Sri Chabi Biswas, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 2B, Khelat Babu Lane, P.O. Belgachia, P.S. Tala, Kolkata - 700037, as our true and lawful Attorney to do and perform and/or cause to be done or performed the following acts, deeds and things for us and on our behalf in respect of **ALL THAT** piece or parcel of a plot of bastu land containing by estimation an area of **03 Katha 06 Sq.ft.** more or less lying and situated at Premises No. **2/1, Umakanta Sen Lane**, Kolkata - 7000030 having Assessee No. **110041800094** within P.S. **Chitpur** under the local limits of Kolkata Municipal Corporation in Ward No. **004** within the jurisdiction of A.D.S.R., Sealdah in the District of South 24-Parganas **TOGETHERWITH** a more than **70** years old and dilapidated two storied building having total covered area of **1645 Sq.ft.** more or less **with Cemented floorings** **TOGETHERWITH** all ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto hereinafter referred to as the "said land/said property/said premises" more fully mentioned and described in the First Schedule written hereunder

**WHEREAS** the Executants herein as the owners of said property intended to build a multistoried building at the said premises after obtaining a sanctioned building plan from K.M.C. but due to lack of funds, experience and preoccupation they could not proceeded further and finding no other alternative the decided to engage a reputed developer to develop the said premises



**AND WHEREAS** the Executants herein expressed their desire to construct a G+3/G+4/multistoried building upon the said premises to the Developer/Attorney herein under some mutual terms and conditions. The Developer/Attorney upon good faith accepted the proposal of the Executants and agreed to develop the said premises by raising construction of a G+3/G+4/multistoried building (as per sanctioned plan of K.M.C.) thereon and in this regard the Executants and the Developer i.e. the Attorney herein entered into a Development Agreement or Construction Agreement on 07.10.2024 at the office of the A.R.A.-IV, Kolkata in Book No. I being Deed No. 14978 for the Year 2024

**AND WHEREAS** in order to enable the Developer to develop the said property as per the said Development Agreement, it has become necessary for the Executants to execute this Power of Attorney to exercise the following powers in connection with development of the first schedule property and also for selling or transferring the Developer's Allocation to the intending and prospective purchasers as per said Development Agreement dated 07.10.2024

That for the sake of convenience and doing necessary acts for the said development and construction upon the first schedule property and also to sell/transfer the Developer's allocation, the Executants are executing this Power of Attorney in terms of the said Development Agreement, we the Owners i.e. the Executants herein hereby agreed to entrust, appoint, nominate, constitute and empower **SHIVAM CONSTRUCTION**, a proprietorship firm having its office at 2B, Khelat Babu Lane, P.O. Belgachia, P.S. Tala, Kolkata - 700037 being represented by its sole proprietor **SRI DEBASISH BISWAS**, son of Sri Chabi Biswas, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 2B, Khelat Babu Lane, P.O. Belgachia, P.S. Tala, Kolkata - 700037 and authorizing him to exercise the rights, powers and privileges on behalf of us as our true and lawful constituted Attorney to do execute and perform or cause to be done executed and performed in our names, on our behalf, in our place and stead, the following acts, deeds, matters and things in respect of our said property more fully mentioned in the First Schedule written hereunder:-

1. To look after, manage and supervise the said property for us and on our behalf and to take all appropriate steps for preserving our right, title, interest and possession over the said land.
2. To look after, manage, control, supervise and administrate the construction on our said property on our behalf and to take steps in respect of the said property.
3. To sign, execute, present, admit and submit all documents, statements, papers, undertaking declaration etc. as may be required for necessary permission from the Kolkata Municipal Corporation and other appropriate concerned authorities for construction of the said building thereon.
4. To enter into agreement for transfer/sale/lease with prospective buyer or buyers on our behalf and to receive advance/earnest money or part payments and full consideration amounts from the prospective buyers from Developer's share only. To receive from the intending purchasers any advance and also the part consideration, full consideration and/or balance consideration amount from them



and to give good valid receipt and discharge the same which will protect the right and interest of the purchasers in all respects without seeing the application of the money except the portion of the Land Owners.

5. To file and receive back any documents to deposit money against claim or receipt and to withdraw money from any Government office and the Kolkata Municipal Corporation.
6. To sign and execute all other deeds, instrument and assurances which shall consider necessary and to enter into and/or agree to such covenants and condition as may be required for fully and effectually conveying the flats/units/constructed areas of the said building as we could do ourselves, if personally present (Exclusively for Developer's Allocation portion) as per terms of Development Agreement.
7. To present any such conveyance for registration of sale deed/deed of conveyance or any other transfer deeds and/or declarations and undertakings and to admit execution and receipt of consideration before Additional District Sub Registrar and/or Registrars having authority for and to have the said indentures registered according to the law and to do all acts, deed and things which our said Attorney shall consider necessary for transferring the said Developer's Allocation to the prospective purchasers and/or any other persons as fully and effectually in all respects as we could do ourselves.
8. To deliver physical and khas possession of Flats/Units/Parking Spaces/Constructed areas etc. (except the Owners' Allocation) with undivided proportionate share of land alongwith other amenities and facilities relating thereto either in complete or incomplete, finished or unfinished condition which our Attorney shall deem fit and proper for the Developer's Allocation only.
9. To represent us before the Kolkata Municipal Corporation and sign all necessary papers, plans, addition, alteration and renovation plans documents and papers and submit before the Kolkata Municipal Corporation for construction of the building on the said property including making Gift to Kolkata Municipal Corporation for the purpose of obtaining sanctioned, modified and approved building plans.
10. To pay fees, obtain sanction and such other orders and permission from the concerned authorities in our names as may be expedient for sanction, modification and/or alteration of any plans and documents as may be required by the competent authorities.
11. To apply and obtain the connection relating to electricity, water, sewerage, drainage, telephone or any other service which will be considered necessary to the said multistoried building and or connect or disconnect the same and for those purpose to sign execute and submit all papers, applications, documents before the concerned authorities and to do all other acts deeds and things as may be deemed fit and proper by the said attorney.
12. To effect mutation of holding in the office of the Collector, DLRO, SDLRO, BLLRO, Kolkata Municipal Corporation and/or any other concerned authorities and in this regard to sign, execute and submit on our behalf all such papers application



documents and obtain essential services and connections and to all other acts and things.

13. To negotiate and settle the tenants and to take steps in suits, appeals or other legal proceedings in any court, tribunal authority whatsoever and sign, execute and verify all applications, agreements, petitions thereof in respect of the said property.
14. To execute, carry into effect and perform all agreements and contracts entered into by us with any other persons as our own acts and deeds as per terms and conditions of the said Development Agreement.
15. To appoint any Mason, Engineer, Architect, Planner, Revenue Agent or any legal practitioner relating to our said property on behalf of us and construct a G+4 storied building on our said property and sell the flats/units/constructed areas out of the Developer's Allocation only as per terms of the said Development Agreement.
16. To sign or execute agreements, transfer deeds, applications, mortgage permission, allocation demarcation declaration and/or relevant documents on our behalf in respect of Housing Loan regarding purchase of said Developer's allocation only, if required.
17. To borrow money from any bank or financial institution as project loan, housing loan etc. in respect of construction of the proposed multi storied building by creating charge and mortgage of the said Developer's allocation only.
18. To file suits, claims and other legal proceedings in all courts, civil and/or criminal, revenue and/or other statutory authorities and tribunals for us and on our behalf by signing all complaints, petitions, affidavits and to pursue all such legal proceedings by appointing Lawyers, Advocates etc. by executing necessary Vakalatnama and other powers and authorities for us and on our behalf and to file all Motions, Reviews, Revisions, Appeals, Writ petitions etc. against all judgments, orders and decrees which may be passed by any court and/or judicial and quasi-judicial authorities including the writ courts and to defend us in like manner against all suits, cases, matters, legal proceedings, reviews, revisions, motions, appeals etc. which may be brought against us in connection with our said property.

That our Attorney shall be at liberty to sell, transfer, mortgage, lease, gift, exchange or allot and transfer the flats/units/constructed areas of the said Developer's allocation to any person/concern including financial institutions, organizations etc. at such price and on such terms and conditions as the Developer/Attorney may think fit and proper subject to any terms that may be imposed by any authority, excepting our allocation as aforesaid.

AND GENERALLY To do all other acts, deeds, matters and things and perform whatsoever which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes as well as in the opinion of the said Attorney ought to be done, executed and performed in relation to our personal affairs, engagements ancillary or incidental thereto as fully effectually as We do the same if We were personally present.



AND We the owners hereby agree to ratify and confirm all and whatsoever other acts which our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with construction and the sale of the said property (Developer's Share only). We the owners hereby further agree to ratify and confirm whatsoever the said Attorney shall lawfully do in relation to the development of said property by virtue of these presents and we hereby declare that we shall not do anything inconsistent with the power and authorities conferred herein in favour of Attorney.

We the owners hereby further declare that the powers and authorities hereby granted shall be valid and effective until the said property is fully developed and that the transfer and/or conveyance of the flats, units, shops, car parking spaces and/or other areas or spaces of said Developer's Allocation is fully conveyed to the prospective purchasers.

### **THE FIRST SCHEDULE ABOVE REFERRED TO**

(SAID PREMISES)

**ALL THAT** piece or parcel of a plot of bastu land containing by estimation an area of **03 Katha 06 Sq.ft.** more or less lying and situated at Premises No. **2/1, Umakanta Sen Lane**, Kolkata - 7000030 having Assessee No. **110041800094** within P.S. **Chitpur** under the local limits of Kolkata Municipal Corporation in Ward No. **004** within the jurisdiction of A.D.S.R., Sealdah in the District of South 24-Parganas (Zone : Umakanta Sen Lane to Umakanta Sen Lane) **TOGETHERWITH** a more than **70** years old and dilapidated two storied building having total covered area of **1645 Sq.ft.** more or less **with Cemented floorings** **TOGETHERWITH** all ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto and **Lift facility is not available in the said building** and the said premises is butted and bounded as that is to say :-

**ON THE NORTH :** By 2B, Umakanta Sen Lane

**ON THE SOUTH :** By Umakanta Sen Lane

**ON THE EAST :** By 3A, Umakanta Sen Lane

**ON THE WEST :** By 2A, Umakanta Sen Lane

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

### **THE SECOND SCHEDULE ABOVE REFERRED TO**

(The Owners' Allocation)

**ALL THAT** piece or parcel of Owners' Allocation shall mean and include entire top floor of the new building along with undivided proportionate share of the land including undivided proportionate common rights and interests in all common service areas, amenities and facilities thereon and the said allocation will be allotted to the owners in following manner :-

- a) One Flat having 400 Sq.ft. covered area be the same a little more or less on top floor (front side) will be jointly allotted to Sumita Bhattacharjee and Aritra Bhattacharjee.

- b) One Flat having 400 Sq.ft. covered area be the same a little more or less on top floor (front side) will be jointly allotted to Pranati Bhattacharjee and Ardhendu Bhattacharjee.
- c) Balance area of top floor will be allotted to Debasish Biswas.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

(The Developer's Allocation)

**ALL THAT** piece or parcel of a Developer's Allocation shall mean and include rest of the constructed areas (save and except owners' allocation) of the new building along with undivided proportionate share of the land including undivided proportionate common rights and interests in all common service areas, amenities and facilities thereon which shall belong to the Developer and/or his nominee/s or assigns and/or transferee/s.

**IN WITNESS WHEREOF** the parties above named signed and executed this Deed of General Power of Attorney on this the **07<sup>th</sup>** day of **October**, Two Thousand Twenty Four (**2024**) at Kolkata in presence of :-

**WITNESSES:-**

1.



Seemila Bhattacharjee

Ardendu Bhattacharjee

2. Smriti Acharyee  
10-11-12 for  
Rev.  
12.1

Pranati Bhattacharjee  
Ardendu Bhattacharjee (ARDHENDU BHATTACHARJEE)  
Debasish Biswas

**SIGNATURE OF THE EXECUTANTS**

DRAFTED BY ME AS PER THE INSTRUCTIONS OF PARTIES HERETO AND READOVER AND EXPLAINED THE CONTENTS OF SAME TO THEM IN BENGALI LANGUAGE KNOWN TO THEM :-



**KUNTAL MUKHERJEE**  
ADVOCATE  
HIGH COURT AT CALCUTTA  
ERL. NO. WB/799/2011

**Accepted the powers and authorities conferred herein -**

SHIVAM CONSTRUCTION

Debasish Biswas

Proprietor

**SIGNATURE OF THE ATTORNEY**



PAGE NO.

# SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sumita Bhattacharjee



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Arin Bhattacharya



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Prasati Bhattacharjee



PAGE NO.

# SPECIMEN FORM FOR TEN FINGERPRINTS



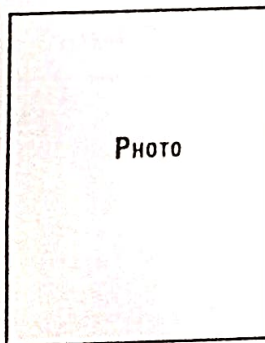
		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Adithy Bhatija



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Devesh Bhatia



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature \_\_\_\_\_

### Major Information of the Deed

Deed No :	I-1904-15028/2024	Date of Registration	07/10/2024
Query No / Year	1904-8002648996/2024	Office where deed is registered	
Query Date	07/10/2024 5:04:51 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Kuntal Mukherjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830699424, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 70,00,000/-	Rs. 1,30,33,331/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190414978/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Umakanta Sen Lane, Road Zone : (Umakanta Sen Lane -- Umakanta Sen Lane) , , Premises No: 2/1, , Ward No: 004 Pin Code : 700030









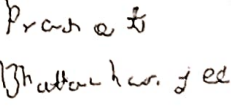
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 6 Sq Ft	60,00,000/-	1,20,33,331/-	Property is on Road , Project Name :
Grand Total :				4.9638Dec	60,00,000 /-	120,33,331 /-	

### Structure Details :



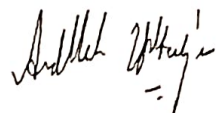



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1645 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 822.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 822.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1645 sq ft	10,00,000 /-	10,00,000 /-	



## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Sumita Bhattacharjee</b> Wife of Late Sankar Bhattacharjee Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office	<b>Photo</b>  07/10/2024	<b>Finger Print</b>  Captured LTI 07/10/2024	<b>Signature</b>  07/10/2024
2/1, Umakanta Sen Lane, City:- Kolkata, P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: cxxxxxxx4d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office				
2	<b>Name</b> <b>Mr Aritra Bhattacharjee</b> Son of Late Sankar Bhattacharjee Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office	<b>Photo</b>  07/10/2024	<b>Finger Print</b>  Captured LTI 07/10/2024	<b>Signature</b>  07/10/2024
2/1, Umakanta Sen Lane, City:- Kolkata, P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: auxxxxxx0r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office				
3	<b>Name</b> <b>Mrs Pranati Bhattacharjee</b> Wife of Late Mohan Lal Bhattacharjee Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office	<b>Photo</b>  07/10/2024	<b>Finger Print</b>  Captured LTI 07/10/2024	<b>Signature</b>  07/10/2024
2/1, Umakanta Sen Lane, City:- Kolkata, P.O:- Ghughudanda, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: avxxxxxx1k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office				



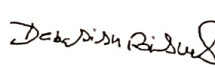


4	<b>Name</b> <b>Mr Ardhendu Bhattacharjee</b> Son of Late Mohan Lal Bhattacharjee Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office	<b>Photo</b>  07/10/2024	<b>Finger Print</b>  Captured LTI 07/10/2024	<b>Signature</b>  07/10/2024
2/1, Umakanta Sen Lane, City:- Kolkata, P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: alxxxxxx2q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office				
5	<b>Name</b> <b>Mr Debasish Biswas</b> Son of Mr Chabi Biswas Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office	<b>Photo</b>  07/10/2024	<b>Finger Print</b>  Captured LTI 07/10/2024	<b>Signature</b>  07/10/2024
City:- Kolkata, P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: bixxxxxx3n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office				

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shivam Construction</b> 2B, Khelat Babu Lane, City:- Kolkata, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 , PAN No.:: bixxxxxx3n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



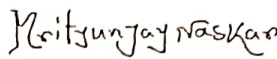
#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<div>Name</div> <div>Mr Debasish Biswas (Presentant ) Son of Mr Chabi Biswas Date of Execution - 07/10/2024, , Admitted by: Self, Date of Admission: 07/10/2024, Place of Admission of Execution: Office</div>	<div>Photo</div> <div></div> <div>Oct 7 2024 6:17PM</div>	<div>Finger Print</div> <div> Captured</div> <div>LTI 07/10/2024</div>	<div>Signature</div> <div></div> <div>07/10/2024</div>



2B, Khelat Babu Lane, City:- Kolkata, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bixxxxxx3n,Aadhaar No Not Provided Status : Representative, Representative of : Shivam Construction (as Proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Mrityunjay Naskar</b> Son of Mr Sambhu Naskar 7, Bidhan Pally, City:- Kolkata, P.O:- Ghughudanga, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700030		 Captured	
	07/10/2024	07/10/2024	07/10/2024
Identifier Of Mrs Sumita Bhattacharjee, Mr Aritra Bhattacharjee, Mrs Pranati Bhattacharjee, Mr Ardhendu Bhattacharjee, Mr Debasish Biswas, Mr Debasish Biswas			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Sumita Bhattacharjee	Shivam Construction-0.359872 Dec
2	Mr Aritra Bhattacharjee	Shivam Construction-0.359872 Dec
3	Mrs Pranati Bhattacharjee	Shivam Construction-0.359872 Dec
4	Mr Ardhendu Bhattacharjee	Shivam Construction-0.359872 Dec
5	Mr Debasish Biswas	Shivam Construction-3.52426 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Sumita Bhattacharjee	Shivam Construction-119.26250000 Sq Ft
2	Mr Aritra Bhattacharjee	Shivam Construction-119.26250000 Sq Ft
3	Mrs Pranati Bhattacharjee	Shivam Construction-119.26250000 Sq Ft
4	Mr Ardhendu Bhattacharjee	Shivam Construction-119.26250000 Sq Ft
5	Mr Debasish Biswas	Shivam Construction-1167.95000000 Sq Ft

**Endorsement For Deed Number : I - 190415028 / 2024**

**On 07-10-2024**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:16 hrs on 07-10-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Debasish Biswas ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,30,33,331/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 07/10/2024 by 1. Mrs Sumita Bhattacharjee, Wife of Late Sankar Bhattacharjee, 2/1, Umakanta Sen Lane, P.O: Ghughudanga, Thana: Chitpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 2. Mr Aritra Bhattacharjee, Son of Late Sankar Bhattacharjee, 2/1, Umakanta Sen Lane, P.O: Ghughudanga, Thana: Chitpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Service, 3. Mrs Pranati Bhattacharjee, Wife of Late Mohan Lal Bhattacharjee, 2/1, Umakanta Sen Lane, P.O: Ghughudanga, Thana: Chitpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 4. Mr Ardhendu Bhattacharjee, Son of Late Mohan Lal Bhattacharjee, 2/1, Umakanta Sen Lane, P.O: Ghughudanga, Thana: Chitpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Service, 5. Mr Debasish Biswas, Son of Mr Chabi Biswas, P.O: Belgachia, Thana: Chitpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business

Indetified by Mr Mrityunjay Naskar, , , Son of Mr Sambhu Naskar, 7, Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 07-10-2024 by Mr Debasish Biswas, Proprietor, Shivam Construction, 2B, Khelat Babu Lane, City:- Kolkata, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr Mrityunjay Naskar, , , Son of Mr Sambhu Naskar, 7, Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 149016, Amount: Rs.50.00/-, Date of Purchase: 09/08/2024, Vendor name: S Chatterjee



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 786794 to 786813  
being No 190415028 for the year 2024.



*M*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.10.21 13:54:18 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 21/10/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.